

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

909 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:

July 11, 2006

SUBJECT: GENERAL PLAN AMENDMENT NO. 768 / CHANGE OF ZONE NO. 7134 / VARIANCE NO. 1787 / TENTATIVE TRACT MAP NO. 33258 – EA40085 – Applicant: Chai Swo Wei – Engineer / Representative: Albert A Webb Associates - Second Supervisorial District – Mira Loma Zoning District - Jurupa Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum), Commercial Retail (RC-CR) (0.20-0.35 Floor Area Ratio) – Location: Southerly of Limonite Boulevard, easterly of Wineville Avenue and northerly of 63rd Street – 32.82 Gross Acres - Zoning: Residential Agriculture, 1/2 acre minimum (R-A-1/2) (Watercourse, Watershed and Conservation (W-1) - **REQUEST:** The general plan amendment proposes to change the land use designation on 4.35 acres on the west end of the site from Low Density Residential- Rural Community with a Commercial Retail Overlay, to Commercial Retail. The change of zone proposes to change the current zoning from Residential Agriculture, with a 1/2 acre minimum lot size (R-A-1/2) and Watercourse, Watershed and Conservation Areas (W-1) to Residential Agriculture (R-A) to allow for 20,000 square foot lots, and General Commercial (C-1/C-P) for a proposed commercial lot. The variance proposes to vary the minimum lot depths for all lots from 150 feet to 130 feet. The basis for this request is the parcel's long, narrow shape and the restricted driveway access along Limonite Avenue, an Urban Arterial Highway. The tentative tract map is a Schedule B subdivision of 32.82 acres into 45 residential lots with a minimum lot size of 20,000 square feet or 1/2 acre gross, and 1 commercial lot. The map includes two 20' wide easements for drainage, and a 10' wide trail easement along the southerly portion of 63rd Street.

Departmental Concurrence

RECOMMENDED MOTION:

The Planning Department recommends approval; and,
THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDED:

Robert C. Johnson
Planning Director

RCJ:aa

REVIEWED BY EXECUTIVE OFFICE

DATE 7/24/06 rmlg

Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: Second | Agenda Number:

16.5

The Honorable Board of Supervisors

RE: GENERAL PLAN AMENDMENT NO. 768 / CHANGE OF ZONE NO. 7134 / VARIANCE
NO. 1787 / TENTATIVE TRACT MAP NO. 33258

July 11, 2006

Page 2 of 3

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40085**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **COMPREHENSIVE GENERAL PLAN AMENDMENT NO. 768**, amending the land use designation on 4.35 acres from Low Density Residential-Rural Community with a Commercial Retail Overlay, to Community Development: Commercial Retail, in accordance with Exhibit #6A, based on the findings and conclusions incorporated in the staff report; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7134**, from Residential Agriculture, with a ½ acre minimum lot size (R-A-1/2) and Watercourse, Watershed and Conservation Areas (W-1) to Residential Agriculture (R-A) and General Commercial (C-1/C-P), in accordance with Exhibit #2, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **VARIANCE NO. 1787**, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 33258, AMENDED NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.